



COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY	COUNCIL MEMBERS
Dennis Kennedy, Chair	Dennis Kennedy, Mayor
Hedy L. Chang, Vice-Chair	Hedy Chang, Mayor Pro Tempore
Larry Carr, Agency	Larry Carr, Council Member
Greg Sellers, Agency Member	Greg Sellers, Council Member
Steve Tate, Agency Member	Steve Tate, Council Member

WEDNESDAY, JULY 23, 2003

AGENDA

JOINT MEETING

REDEVELOPMENT AGENCY REGULAR AND SPECIAL MEETING

and

CITY COUNCIL SPECIAL MEETING

5:00 P.M.

A Special Redevelopment Agency and Special City Council Meeting Is Called At 5:00 P.M. for the Purpose of Conducting Closed Sessions and City Business.

Dennis Kennedy, Mayor

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

5:00 P.M.

Redevelopment Agency Action and City Council Action

CLOSED SESSION:

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant Exposure/Initiation of Litigation

Authority: Government Code Sections 54956.9(b) & (c)

Number of Potential Cases: 4

2.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code 54957

Public Employee Performance Evaluation: City Manager

Attendees: City Council, City Manager

3.

CONFERENCE WITH LABOR NEGOTIATOR

Authority: Government Code Section 54957.6

Agency Negotiators: City Manager; City Attorney, Human Resources Director

Employee Organization: Morgan Hill Police Officers Association

4.

CONFERENCE WITH LABOR NEGOTIATOR

Authority: Government Code Section 54957.6

Agency Negotiators: City Manager; City Attorney, Human Resources Director

Executive Management Group 1-A

Chief of Police

Director of Business Assistance & Housing Services

Director of Community Development

Director of Finance

Director of Public Works/City Engineer

Human Resources Director

Recreation and Community Services Manager

Assistant to the City Manager

Council Services and Records Manager

Middle Management Group 1-B

Police Lieutenant

Deputy Director of Public Works

Assistant City Attorney

Assistant Director of Finance

Chief Building Official

Human Resources Supervisor

Planning Manager

Senior Civil Engineer

Senior Project Manager/Community Buildings

Budget Manager
Business Assistance and Housing Services Manager
Police Support Services Supervisor
Senior Planner
Project Manager
Utility Systems Manager
Recreation Supervisor
Secretary to the City Manager

Confidential Non-Exempt Employees Group 1-C
Administrative Analyst
Secretary to the City Attorney
Accounting Technician
Human Resources Assistant

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

RECONVENE

CLOSED SESSION ANNOUNCEMENT

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITIONS

Special Presentation
Mayor Kennedy

Local Newspapers
Anthony Eulo

CITY COUNCIL SUBCOMMITTEE REPORTS

OTHER REPORTS

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY
COUNCIL/REDEVELOPMENT AGENCY.**

Redevelopment Agency Action

CONSENT CALENDAR:

ITEMS 1-3 The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	
1. <u>PRELIMINARY JUNE 2003 FINANCE & INVESTMENT REPORT</u>	1
<u>Recommended Action(s):</u> <u>Accept</u> and <u>File</u> Report.	
2. <u>CONSULTANT AGREEMENT WITH BENCHMARK</u>	11
<u>Recommended Action(s):</u> <u>Authorize</u> the Executive Director to Execute a Consultant Services Agreement with Benchmark for Fiscal Year 2003-2004 in an Amount Not to Exceed \$402,500, to Provide Project Management Services and Lead Testing for Housing Improvement Programs.	
3. <u>REQUEST FOR PROPOSALS FOR THE POLICE BUILDING</u>	13
<u>Recommended Action(s):</u> <u>Authorize</u> the Executive Director to Issue a Request for Proposal (RFP) to the Three Respondents of the Statements of Interest (SOI) for the Police Facility.	

City Council Action

CONSENT CALENDAR:

ITEMS 4-10

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	
4. <u>AWARD CONTRACT FOR CONSTRUCTION OF THE MAIN AVENUE/UNION PACIFIC RAILROAD (UPRR) CROSSING IMPROVEMENT PROJECT</u>	21
<u>Recommended Action(s):</u>	
1. <u>Approve</u> an Appropriation of \$245,500 from the Current Year Unappropriated Traffic Impact Fee Fund Balance, and \$86,000 from the Water Fund to Complete Funding for this Project;	
2. <u>Award</u> Contract to Stevens Creek Quarry for Construction in the Amount of \$277,109.50; and	
3. <u>Authorize</u> 5% Construction Contingency Funds, Totaling \$13,855.	
5. <u>AWARD CONTRACT FOR CONSTRUCTION OF BUTTERFIELD LINEAR PARK</u>	25
<u>Recommended Action(s):</u> <u>Award</u> Contract to RMT Landscape Contractors, Inc. for the Construction of the Butterfield Linear Park Project in the Amount of \$377,746.56.	

	Time Estimate		Page
	Consent Calendar: 1 - 10 Minutes		
6.	<u>APPROVAL OF IMPROVEMENT AGREEMENT FOR SINALOA CAFE</u>		27
	<u>Recommended Action(s):</u>		
	1. <u>Approve</u> the Improvement Agreement; and		
	2. <u>Authorize</u> the City Manager to Sign the Agreement on Behalf of the City with Steven J. Pena.		
7.	<u>FINAL MAP ACCEPTANCE FOR QUAIL CREEK PHASE II (TRACT 9462)</u>		45
	<u>Recommended Action(s):</u>		
	1. <u>Approve</u> the Final Map, Subdivision Agreement, and Improvement Plans;		
	2. <u>Authorize</u> the City Manager to Sign the Subdivision Improvement Agreement on Behalf of the City; and		
	3. <u>Authorize</u> the Recordation of the Map and the Subdivision Improvement Agreement Following Recordation of the Development Improvement Agreement.		
8.	<u>ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR DIGITAL DRIVE</u>		57
	<u>Recommended Action(s):</u>		
	1. <u>Adopt</u> the Resolution Accepting the Subdivision Improvements Commonly Known as Digital Drive; and		
	2. <u>Direct</u> the City Clerk to file a Notice of Completion with the County Recorder's Office.		
9.	<u>APPROVAL OF LABOR CONTRACT WITH MORGAN HILL COMMUNITY SERVICE OFFICER ASSOCIATION</u>		63
	<u>Recommended Action(s):</u> <u>Approve</u> Two-Year Memorandum of Understanding (MOU) with the Morgan Hill Community Service Officers Association (CSOA).		
10.	<u>APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME) LOCAL 101</u>		67
	<u>Recommended Action(s):</u> <u>Approve</u> Two-Year Memorandum of Understanding with AFSCME Local 101.		

Redevelopment Agency Action

OTHER BUSINESS:

	Time Estimate		Page
11.	10 Minutes	<u>CHAMBER OF COMMERCE ANNUAL REPORT</u> (Continued from July 16, 2003)	71
		<u>Recommended Action(s):</u> <u>Receive</u> Report from the Chamber of Commerce.	

City Council Action

PUBLIC HEARINGS:

	Time Estimate		Page
12.	10 Minutes	<u>ASSESSMENT OF HAZARDOUS VEGETATION MANAGEMENT PROGRAM CHARGES</u>	83
		Public Hearing Opened.	
		Please Limit Your Remarks to 3 Minutes. Public Hearing Closed	
		Council Discussion.	
		Action (a)- <u>Adopt</u> Resolution Ordering the Final Report on the 2003 Hazardous Vegetation Program be Transmitted to the County Assessor's Office and That Liens be Posted against the Properties on the Report, Excluding Situs 1, Situs 26, and Situs 27.	
		Action (b)- <u>Adopt</u> Resolution Ordering the Final Report on the 2003 Hazardous Vegetation Program be Transmitted to the County Assessor's Office and That Liens be Posted against the Properties on the Report, Referring only to Situs 1 and Situs 27.	
		Action (c)- <u>Adopt</u> Resolution Ordering the Final Report on the 2003 Hazardous Vegetation Program be Transmitted to the County Assessor's Office and That Liens be Posted against the Properties on the Report, Referring only to Situs 26.	
13.	14 Minutes	<u>REQUEST TO APPROVE THE ISSUANCE OF TAX-EXEMPT REVENUE BONDS BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ON BEHALF OF THE NEW MORGAN HILL COUNTRY SCHOOL</u>	97
		Public Hearing Opened.	
		Please Limit Your Remarks to 3 Minutes. Public Hearing Closed	
		Council Discussion.	
		Action- <u>Adopt</u> Resolution.	

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
14.	15 Minutes	<u>AMBAG (ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS) REPORT-STRATEGIES FOR INTER-REGIONAL JOBS AND HOUSING BALANCE</u>	103
		<u>Recommended Action(s): Support</u> the Findings, Objectives, and Strategies of the AMBAG Report by <u>Directing</u> Letter from the Mayor be Sent to AMBAG.	
15.	15 Minutes	<u>2003-2004 CITY WORKPLAN</u>	145
		<u>Recommended Action(s): Accept</u> 2003-2004 Workplan.	
16.	15 Minutes	<u>DISCUSSION OF THE BOARD/COMMISSION APPOINTMENT PROCESS</u>	167
		<u>Recommended Action(s):</u> Council <u>Discussion</u> and <u>Direction</u> .	

OTHER BUSINESS:

	Time Estimate		Page
17.	5 Minutes	<u>ECONOMIC DEVELOPMENT SUBCOMMITTEE ROTATION SCHEDULE</u>	169
		<u>Recommended Action(s):</u> Council <u>Discussion</u> and <u>Direction</u> .	

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT